

SEND TAX NOTICE TO: C. BEN ELEMENTS, III  
271 ROCKY RIDGE DRIVE  
HELENA, ALABAMA 35080

**WARRANTY DEED**

**STATE OF ALABAMA,  
SHELBY COUNTY.**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$10,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **SUSAN G. CLEMENTS N/K/A SUSAN GARDNER, AN UNMARRIED WOMAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **C. BEN CLEMENTS, III**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 34, ACCORDING TO THE MAP OR SURVEY OF ROCKY RIDGE, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE PURSUANT TO THE FINAL JUDGMENT OF DIVORCE BETWEEN THE PARTIES, BEING CASE NUMBER DR 03-1027. THE GRANTOR HEREBY ACKNOWLEDGES RECEIPT OF ALL PAYMENTS DUE IN FULL AS STATED IN THE AGREEMENT.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of July, 2004.

WITNESS:

*Susan G. Clements* (L.S.)  
**SUSAN G. CLEMENTS N/K/A**  
*Susan Gardner* (L.S.)  
**SUSAN GARDNER**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that SUSAN G. CLEMENTS N/K/A SUSAN GARDNER, AN UNMARRIED WOMAN, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 8th day of July, 2004.

*[Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires *May 17, 2008*

**Notary Public State of Alabama at Large  
My Commission Expires May 17, 2008**



Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243